

AMENDED AGENDA

Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,

Wednesday, February 25, 2004

DECISIONS 6:00 P.M. followed by HEARINGS

5 Clifton St. Applicant, Jeff Sutherland, Agent, Susan M. Callahan, Esq. Owner, Christopher Monteiro. Applicant is appealing a Denial of Enforcement Action under SZO §3.1.9. RA zone. *The Applicant's request to Withdraw the Appeal With Prejudice was approved. Herbert Foster made a motion to approve the request; Susan Fontano seconded the motion, vote taken, with Mary Jeka absent, and with Alternate Marlene Smithers voting, motion carried (5-0), RD, HF, SF, SQ, MS.*

51 Warren St. Applicant, Antonio Pereira, and Owners: Antonio Pereira and Maria Pereira. The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). BA zone. *The Applicant requested to extend the time limits and continue the matter. Herbert Foster made a motion to approve, Susan Fontano seconded the motion, motion carried, with Mary Jeka absent and Alternate Marlene Smithers voting, motion carried (5-0), RD, HF, SF, SQ, MS. The matter will be continued until March 10, 2004.*

278 Beacon St. Applicant, Omni Point Holdings, Inc.; Agent: Peter Cooke; Owner: Beacon Four Trust. The Applicant is proposing to expand an existing telecommunications installation through a revision to a previously issued Special Permit (SZO §5.3.8). This expansion would include the addition of an equipment cabinet and a GPS antenna. *Mary Jeka made a motion to approve the requested GPS antenna with conditions but disallow the equipment cabinet. Herbert Foster seconded the motion, vote taken, motion approved, (5-0) RD, MJ, HF, SF, SQ.*

343-349 Summer St. The Applicant, Emerald Development Group, along with its Agent T. P. Morris, is requesting: (1) clarification and, where necessary, revisions or amendments relating to the findings and conditions: 2) an increase in the side yard setback for a Special Permit with Site Plan Review previously rendered decision on June 26, 2002, appeal #2002-23, which is the subject of an appeal in Middlesex Superior Court, Docket no. 02-3071. The original Special Permit authorized the construction of a four story, 14-unit residential building with inclusionary units off site and underground parking in the Central Business District (CBD). The Applicant has filed a Motion for Limited Remand. Any revisions will be made in accordance with and subject to the Court Limited Remand Order. *Case re-advertised and re-noticed to March 10, 2004.*

25 Elmwood St. The Applicant and Owner, Marilyn Vancini seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to add dormers and a deck to an existing single-family and convert it to a two-family residence. Residence B (RB) zoning district. *Herbert Foster made a motion to approve with conditions, Susan Fontano seconded the motion, vote taken with Mary Jeka absent and Alternate Richard Rossetti voting, motion carried (5-0) RD, HF, SF, SQ, RR.*

1-4 Hayden Terrace Applicants, James Douglas & Steven Caruso, Owner, One Hayden Terrace Trust. The Applicants seek a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit to alter a nonconforming use (SZO §4.5.3) to legalize alterations to an existing four-family dwelling. RB zone. *The Board voted to approve the request to open the matter on March 29, 2004. Herbert Foster made a motion, Susan Fontano seconded the motion, vote taken with Mary Jeka absent and Alternate Marlene Smithers voting, motion carried (5-0), RD, HF, SF, SQ, MS.*

131 Willow Ave. Applicant, 131 Willow Avenue, LLC, Owner, Christos Poutahidis. The Applicant seeks a special permit with site plan review (§7.11.1.c) to demolish an existing garage and construct an eleven unit building. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from front yard setback (§8.5.G) and a variance from parking requirements (§9.5.1.a). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. CBD zone. **THIS CASE HAS BEEN RE-SCHEDULED AND RE-NOTICED TO MARCH 10, 2004.**

67 Broadway (Applicant and Owner: 67 Broadway, LLC, The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to build an addition to a commercial building (Boston Spine Clinic). BA zone. *Mary Jeka made a motion to approve with conditions, Herbert Foster seconded the motion, vote taken, motion carried (5-0) RD, MJ, HF, SF, SQ.*

246 Elm St. (Applicant: Pavan Restaurant Group, Inc., D/B/A Diva Restaurant; Owner: Sitt Realty, LLC, and Myer Dana & Sons, Inc) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit for failure to provide six required off-street parking spaces (§9.13.a), to establish a bar/restaurant. *Opened and continued to next hearing March 10, 2004. The Applicant will meet with Ward Six Alderman Jack Connolly and the Davis Square Task Force on Monday, March 1, 2004 at 7:00 p.m. at the TAB, Tufts Administration Building on Holland Street.*

ZBA 2/25/04